

# Correspondent Mortgage Bulletin

Information for Correspondent Lenders of SunTrust Mortgage, Inc.

June 13, 2014 • COR14-065



Alert

Update

Reminder

Clarification

Training  
Information

Preview

## Delivery of Appraisals and Other Valuations

SunTrust Mortgage, Inc. updates and clarifies our appraisal guidelines with regard to requirements surrounding delivery of appraisals and other property valuations to the borrower.

### Intended Audience

Origination Processing	Secondary Marketing	Underwriting	Closing Delivery Funding	Compliance Legal	Other
------------------------	---------------------	--------------	--------------------------	------------------	-------

### Effective Dates

#### **Saturday, January 18, 2014**

New regulatory changes for appraisals and appraisal disclosures were effective with applications on or after this date.

### Background Information

On January 18, 2013 the CFPB issued its final rule implementing Section 1474 of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. That section revised Section 701(e) of the Equal Credit Opportunity Act (ECOA), and the final rule issued by the CFPB further implements the statutory requirements by amending §1002.14 of Regulation B.

Based on a review of our appraisal guidelines, SunTrust Mortgage determined that we needed to update and clarify our guidelines with regard to delivery of appraisals and other property valuations to the borrower.

### Bulletin Details

#### Revisions to Collateral Guidelines

We revised our collateral guidelines to include the following clarifications:

- Correspondent lenders must provide a copy of any and all completed (approved, defective) appraisal report(s) and all property valuations to the borrower(s) promptly, but not less than three (3) business days prior to closing the loan transaction.
- If the loan transaction is denied, withdrawn, and/or cancelled, lenders must send any completed appraisal and/or property valuation to the borrower within 30 days of denial, withdrawal, and/or cancellation, if not sent prior to the status change.

#### Revised Materials

Click [Appraisal Guidelines](#) to review the revised material.

### Action Required

#### **Origination, Processing, Underwriting, Closing, Delivery, Funding, Compliance, and Legal Starting June 13, 2014**

You may access the revised appraisal guidelines in the *Correspondent Seller Guide* on or after this date.

# Correspondent Mortgage Bulletin

Information for Correspondent Lenders of SunTrust Mortgage, Inc.

June 13, 2014 • COR14-065



## Former Guideline

### Appraisal Guidelines

Previously, our appraisal guidelines:

- Indicated that correspondent lenders must provide appraisal reports and all property valuation reports to the borrower no less than three (3) business days prior to closing the loan transaction
- Did not specify that correspondent lenders must send appraisal reports and other valuations to the borrower within 30 days of denial, withdrawal, and/or cancellation, if not sent prior to the status change

## Other Resources

Support Group	Description and Contact Information:
Account Manager or Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Direct contact information for each account manager or correspondent relations coordinator is located in General Section 1.01: The Correspondent Division
Resource Center	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact the Resource Center at 800.382.2111, Option 1, Option 2.

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. SunTrust Mortgage, Inc. does not guarantee or assume liability for any third-party products or services. ©2014 SunTrust Banks, Inc. SunTrust, and SunTrust Mortgage are federally registered service marks of SunTrust Banks, Inc.